

# \$300,000 - 3411, 11 Mahogany Row Se, Calgary

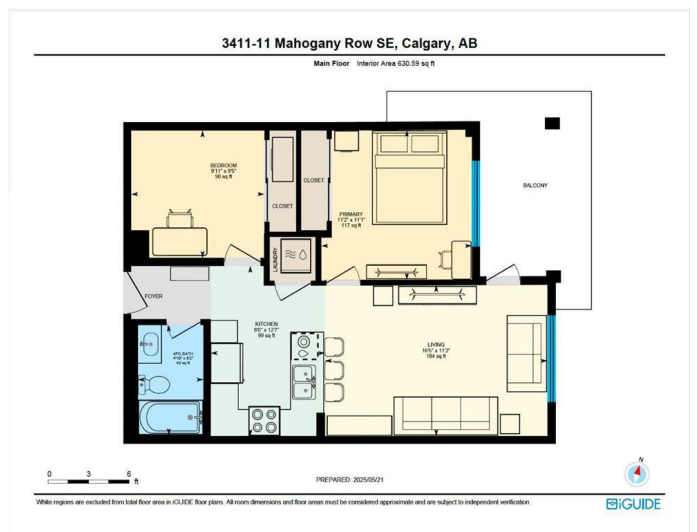
MLS® #A2247604

**\$300,000**

2 Bedroom, 1.00 Bathroom, 631 sqft  
Residential on 0.00 Acres

Mahogany, Calgary, Alberta

\*\*\* Check out the YouTube video for community and unit highlights \*\*\* VACANT AND READY FOR IMMEDIATE POSSESSION | TOP FLOOR UNIT | MASSIVE COVERED PATIO | LAKE ACCESS | WALK TO THE BEACH | STEPS TO JAYMAN VILLAGE & 52 ST SHOPS | PET FRIENDLY | Welcome to Unit #3411 at an incredible price in Mahogany an incredibly affordable 2-bedroom condo in one of the best locations in the community. Whether you're a first-time buyer or looking for a solid investment close to the South Health Campus, this unit is a great option and it's available just in time to enjoy summer at the lake. The condo features two spacious bedrooms, with the primary offering plenty of closet space and an east-facing view, with the second bedroom being ideal for guests or a home office. The large 4-piece bathroom includes an oversized vanity and a tub/shower combo. The kitchen comes well-equipped with quartz countertops, stainless steel appliances, a large breakfast bar, lots of cabinet space, and a custom tile backsplash. The open living and dining area offers great space to relax, with large windows and access to the oversized covered patio with a gas line perfect for enjoying summer evenings or your morning coffee while watching the sunrise. Additional features include in-suite laundry, a tiled and heated underground parking stall, plus a separate storage locker. Set in a quiet complex, this top-floor unit is just



steps from West Beach and close to the Wetlands, Mahogany Lake, schools, parks, shopping, Jayman Village, Seton YMCA, South Health Campus, transit, and more. Community amenities include lake access with two beaches, The Beach House, a winter hockey rink, summer skate park, tennis courts, over 35km of walking paths around the Wetlands Nature Reserve and a dog park along 52nd street. Don't miss out on this well-priced condo—summer at the lake is calling!

Built in 2015

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2247604          |
| Price          | \$300,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 631               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 3411, 11 Mahogany Row Se |
| Subdivision | Mahogany                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 2L6                  |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Beach Access, Clubhouse, Park, Snow Removal |
| Parking Spaces | 1                                                                 |

|         |                             |
|---------|-----------------------------|
| Parking | Parkade, Stall, Underground |
|---------|-----------------------------|

## Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings                          |
| Heating           | Baseboard                                                                                         |
| Cooling           | None                                                                                              |
| # of Stories      | 4                                                                                                 |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction      | Vinyl Siding          |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 8                 |
| Zoning         | M-X1              |
| HOA Fees       | 415               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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